



Alltwen

Llanfair | LL46 2SA

£265,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



Alltwn

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In the sought after coastal village of Llanfair, this delightful character cottage, built in 1880, offers a unique blend of traditional charm and modern comforts. Extensively refurbished the property boasts stunning rural and sea views and a large enclosed lawned garden facing the coast and backing onto fields.

With underfloor heating throughout the ground floor there is a large open plan lounge, kitchen, and dining area, with sea views, cosy log burning stove and painted ceiling beams. French doors lead directly to a patio, seamlessly connecting indoor and outdoor spaces, making it ideal for entertaining or simply enjoying the serene surroundings.

The cottage comprises two generously sized double bedrooms, one with sea views and a contemporary first floor shower room.

In addition to its aesthetic and functional qualities, the property benefits from on-road parking with no restrictions, with a free car park located just 200 yards away for added convenience. Currently a successful holiday rental, this is an excellent investment opportunity or perfect coastal home.

Situated within easy walking distance of two sandy beaches, the Welsh coastal path and the bustling Harlech centre, this property not only provides a peaceful retreat but also easy access to local amenities and leisure activities.

With NO ONWARD CHAIN, this property is ready for you to move in and start enjoying the coastal lifestyle that Llanfair has to offer. Whether you are seeking a permanent residence or a holiday retreat, this extensively refurbished cottage is a rare find in a sought-after location.

- Beautifully presented and refurbished traditional 2 bedroom stone cottage
- Idyllic location with far reaching sea views from house and garden
- Contemporary lounge/kitchen/diner with French doors to garden
- Cosy log burning stove and painted ceiling beams
- Large sunny enclosed garden backing on to fields
- Underfloor heating to ground floor and fully double glazed
- Two double bedrooms
- On road parking available and free car park 200m away
- Walking distance of sandy beaches and transport links
- NO ONWARD CHAIN, Successful holiday rental



Lounge/Diner

20'1" × 10'7" (6.14 × 3.24)

Open plan to the kitchen with under floor heating, cosy log burning stove and painted ceiling beams. Glorious sea views and French doors opening to the patio and garden.

Kitchen

12'8" × 8'6" (3.88 × 2.61)

Well equipped contemporary kitchen with a range of wall and base units plus breakfast bar and attractive tiled splash backs. With built in oven and hob with extractor over, integrated dishwasher, integrated washing machine and space for fridge freezer. Having underfloor heating, painted ceiling beams and expansive sea views from the window.

Bedroom 1

11'10" × 11'3" (3.62 × 3.44)

A large double with expansive sea and estuary views.

Bedroom 2

14'9" × 7'10" (4.52 × 2.41)

A further double with village and hill views.

Shower Room

7'7" × 6'7" (2.33 × 2.02)

A contemporary first floor shower room with large walk in shower, hand basin in vanity unit and low level WC. Window to the rear.

Exterior

French doors open to a patio and the large lawned garden which has expansive sea views, a very sunny aspect and glorious sunsets. The garden is totally enclosed and backs on to fields. To the bottom of the garden is a further composite decked seating area.

Additional Information

The property is connected to mains electricity, water

and drainage. It is fully double glazed with electric heating, underfloor to the first floor.

Llanfair and its Surrounds

Llanfair is a picturesque, slightly elevated village overlooking Pensam Harbour and its yacht moorings, Shell Island, beautiful local beaches and open farmland. It lies within the boundary of the Snowdonia National Park. The nearest beach is a pleasant footpath stroll to Llandanwg or the glorious golden sand sweep of Harlech is about a 15 minute walk along the recently opened 'Wales Coast Path' or a five minute drive.

The village of Llanbedr with shops and three superb pubs/restaurants is a five minute drive away or a delightful walk along country lanes and paths. Harlech with its formidable World Heritage Listed castle, beautiful sandy beach and the internationally renowned Royal St David's links golf course just over a mile north of the village and again is a delightful walk. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets.

The nearest railway station is a ten minute walk away located on the Cambrian Coastal Line which runs between Aberystwyth, Pwllheli and Shrewsbury, continuing to Birmingham and then beyond. Behind the village of Llanfair is the spectacular Rhinog mountain range that comprises varying hiking challenges for all abilities.

Parking

On road parking is available outside the property and there is a village carpark just 200m away. (first come first served basis)





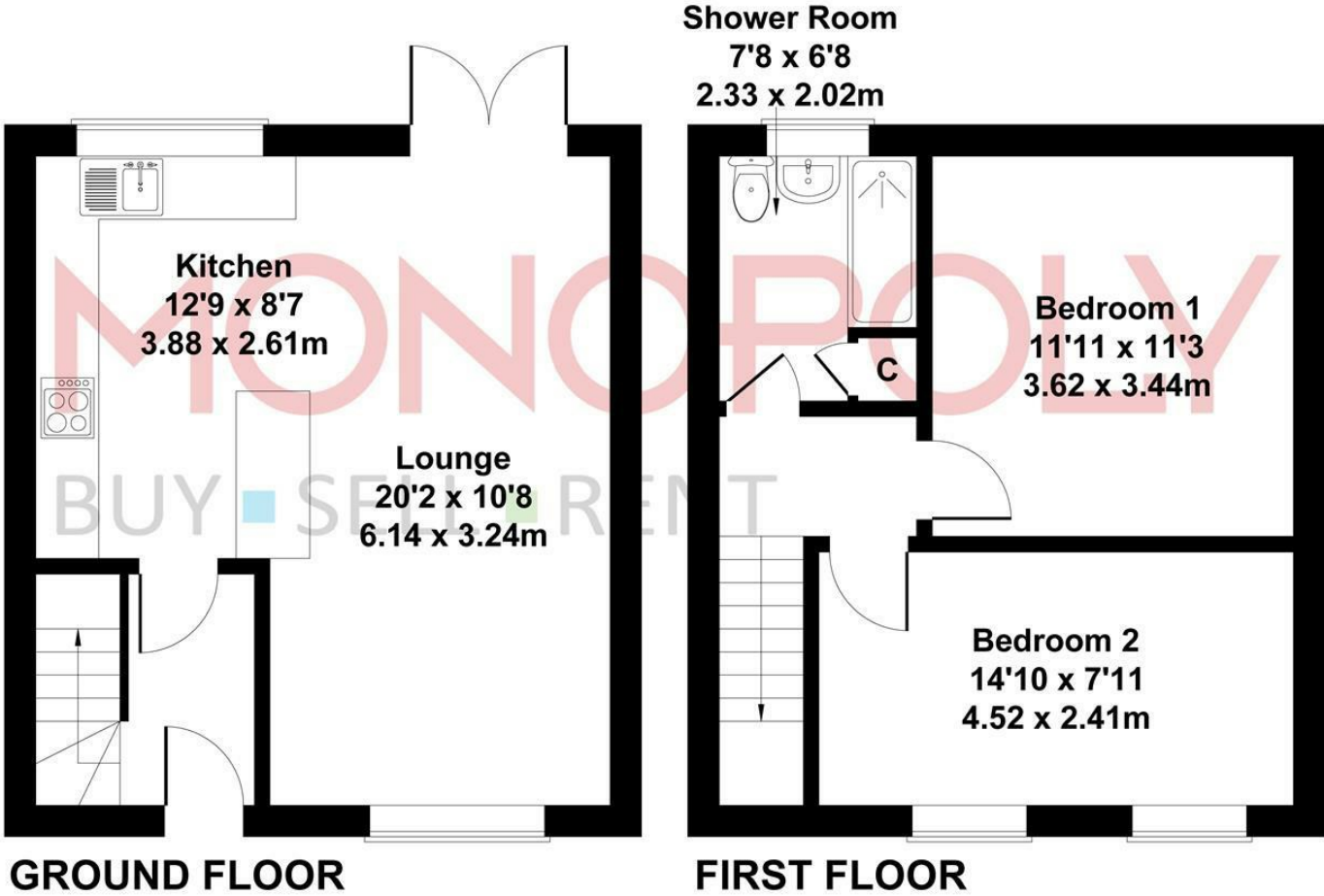






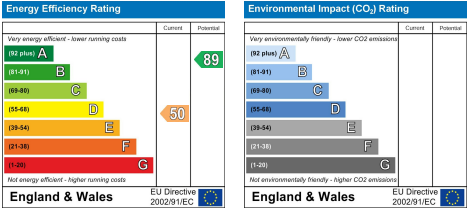
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Approximate Gross Internal Area
732 sq ft - 68 sq m



not drawn to scale, for illustrative purposes only

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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